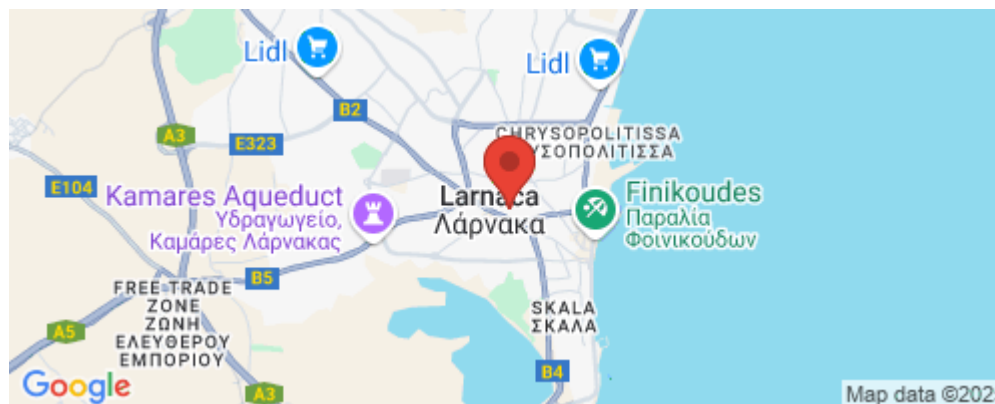


## 3 Bedroom Apartment for Sale in Larnaca District

Minimal Three Bedroom Apartment for Sale in American Academy, Larnaca. It is a fresh and exclusive residential investment opportunity situated in a prime location in the centre of Larnaca. This fusion of modern design its in close proximity to many amenities, making it the ideal opportunity to invest in a prime and future-proof real estate, with high resale and rental value.



Apartment for sale in Larnaca, American Academy area. The property consists of an open plan living/dining area, kitchen, three bedrooms the master en-suite and a main bathroom. It offers spacious front and back covered veranda and access to private covered parking and storage on the ground floor.

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Property Info		Plot / Area Info		Additional info	
Covered Area	<b>105</b>	Parking	<b>Covered, Yes</b>	Reference Number	<b>50193</b>
Air Conditioning	<b>All rooms, Yes</b>			Property type	<b>Apartment</b>
				Condition	<b>Brand New</b>
				Bathrooms	<b>2</b>
				View	<b>City view</b>
Amenities		Location			
• Balcony		Region: <b>Larnaca</b>			
		Coordinates: <b>34.91834724863 / 33.62380802162</b>			

**Price: €340 000 + VAT**

VAT for this property is **€17,000** or **€64,600**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 238.00/m<sup>2</sup></b>		

**Representative: Kalogirou Real Estate**

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: +35724003723			

**Price change history**

€340 000 on Jan 24, 2025



Floor Plan

FLOORS  
2



KALOGIROU

Floor Plan

FLOORS  
3

